THE REAL ESTATE MARKET.

BUILDERS TAKE ACTIVE PART IN THE LOT BUYING.

The Old Tiemann Farm at Breadway and 125th Street Changes Hands-All of the Donnelly Tract Is Now Resold, Most of It to Apartment Builders.

The bulk of the brokerage news continued vesterday to be made up of items relating to vacant lot deals. The principal transaction was a sale of the old Tiemann estate tract of two entire blocks at Broadway and 125th street. This was supplemented by a long list of sales of good-sized and holdings and ordinary building sites. A satisfactory feature of the trading was that a large proportion of the lots reached the hands of actual builders for immediate improvement. Dealing in improved realty, while not specially noteworthy, was fairly active. It indicated a good demand for new flats, and showed that buyers can be found for private houses of modern type on the West Side.

Private Sales.

BROADWAY.—Bernard Smyth & Sons have sold to Charles M. Rosenthal for Sonn Bros the two blocks bounded by Broadway, 125th and 127th streets, and Claremont avenue. The sellers purchased the property a few years ago from the estate of ex-Mayor Daniel F. Tiemann, who inherited it from his father, Anthony Tiemann, in 1833. It was then a farm. The property is at the entrance to the subway station at Manhattan street and Broadway.

148TH STREET.—Robert S. Masterton has bought from A. Hollander six lots on the south side of 146th street, in the Crimmins block, recently purchased by Samuel Green. Warren & Skillman were the brokers.

5EVENTY-THIRD STREET.—W. W. & T.

Warren & Skillman were the brokers.

SEVENTY-THIRD STREET.—W. W. & T.
M. Hall have sold No. 7 West Seventythird street, a new fireproof American
basement dwelling, on lot 20x100. It is the
last of a row of five houses just completed
on the north side of the street, between
central Park West and Columbus avenue.

184TH STREET.—A syndicate headed by
Samuel Green has bought forty-four lots
comprising the block fronts on the north
and south sides of 134th street, extending from 100 feet east of Broadway to 100
feet west of Amsterdam avenue.

AMSTERDAM AVENUE.— Hyman Oppen-

▲MSTERDAM AVENUE.— Hyman Oppenheim has bought the block front, 200x100, on the west side of Amsterdam avenue, between 134th and 135th streets. AMSTERDAM AVENUE.—Louis Eisenberg has bought the block front, 200x173, on the east side of Amsterdam avenue, between 135th and 136th street. He has resold it for improvement with elevator apartments.

AMSTERDAM AVENUE.—Thomas Hall is reported to have bought the block front on the west side of Amsterdam avenue, between 135th and 136th streets. AMSTERDAM AVENUE —Max Marx has bought from Phillips Phoonix the plot 171.7x100 at the northwest corner o Amsterdam avenue and 169th street.

135TH STREET.—Solomon Simon has bought eleven lots on the south side of 135th street 100 feet west of Amsterdam avenue.

BROADWAY.—John N. Golding has sold for the estate of Ralph Marsh the plot, 50x53, at the southeast corner of Broadway and Bixty-fourth street.

115TH STREET.—I. M. Levy & Co. have sold for a client the Beaconsfield apartment house, a new six story building, on plot 63x100.11, at Nos. 125 and 127 West 115th street. The buyer is said to be an investor who pays \$140,000. Henry F. Rosenwasser holds title.

125TH STREET.—L. J. Phillips & Co. have sold for the Central Realty Bond and Trust Company sixteen lots on the north side of 125th street, 100 feet west of Amsterdam avenue, to L. & M. Cohen.

136TH STREET.—Bernhard Klingstein has

avenue, to L. & M. Cohen.

136TH STREET.—Bernhard Klingstein has bought twenty-six lots on the south side of 136th street, be tween Amsterdam avenue and Broadway.

138D STREET.—H. Arnstein has bought two lots on the north side of 133d street, between Amsterdam avenue and Broadway.

PROSPECT AVENUE.—The Hudson Realty Company has bought the southwest corner of Prospect avenue and 165th street, a four story flat, on lot 37x85, from S. Mendelsohn, at 250,000. The company has also bought a plot, 96x91, adjoining.

TINTON AVENUE.—The Hudson Realty Company has bought the northwest corner of Tinton avenue and 163d street, a plot 42x89, from Jacob Ott, through L. Reiter.

TooTH STREET.—Paul Halpin has sold for Charles H. Harris the plot 75x100 on the north side of 206th street, 100 feet east of Tenth avenue. of Tenth avenue.

305D STREET.—The Central Realty Bond and Trust Company and Max Marx have sold to John Capello the plot 75x99.11 on the south side of 203d street, 200 feet west of Ninth avenue.

AMSTERDAM AVENUE.—Duff & Brown have sold for Ferdinand Kurzman to Henry Fox and Harry Schiff a plot 50x100 on the east side of Amsterdam avenue, between 186th and 187th streets.

MORNINGSIDE AVENUE.—Charles B. Gumb

MORNINGSIDE AVENUE.—Charles B. Gumb has sold No. 107 Morningside avenue, a five story flat, on lot 25x88.

story flat, on lot 25x85.

113TH STREET.—Reese & Clauter have sold Nos. 286 and 238 East 113th street, old buildings, on plot 50x100, to I. Chiatin, who will erect a six story flat.

112TH STREET.—I. Chiatin has sold to a builder Nos. 213 and 215 East 112th street, old buildings, on plot 54x100.11.

WILLIS AVENUE.—Leon S. Altmayer and R. I. Brown's Sons have sold for the Eichler Brewing Company and others to an operator the plots Nos. 447 to 459 Willis avenue, 175x100, between 145th and 146th streets.

RIDER AVENUE.—Leo Hutter has sold to RIDER AVENUE.—Leo Hutter has sold to the Schencke Piano Company Nos. 271 to 275 Rider avenue, a factory, on plot 80x

FRANKLIN AVENUE.—Edward A. Barry has sold the remaining five story flat of a row he is erecting at the southeast corner of Franklin avenue and 186th street. 148TH STREET.-Leopold Hutter and Eman-48TH STREET.—Leopoid Hutter and Eman-uel Arnstein have sold the lot, 27.6x108, on the north side of 148th street, between Courtlandt and Morris avenues, opposite Cottage place. The buyer will erect a six story flat.

sold to Joseph Winter No. 623 East 138th street, a five story flat, with stores, on lot 25x100.

25x100.

140TH STREET.—J. Clarence Davies has sold for William M. Benjamin the plot 50x100 on the south side of 140th street, 225 feet east of St. Ann's avenue.

WALES AVENUE.—Barry & McLaughlin have sold for the Murray estate to a builder for improvement the northwest corner of Wales avenue and 151st street a plot 126x 100. 150TH STREET.—Barry & McLaughlin have sold for James D. McBride to a builder for improvement Nos. 575 and 577 East 150th street, a dwelling on plot 50x118.

150th street, a dwelling on plot 50x118.

183D STREET,—A. Neefus has sold to W. C. Schrenkhusen the plot 160x125, on the south side of 183 street, 100 feet west of Southern Boulevard.

MELROSE AVENUE.—Thomas T. Malcolm has sold to Korn & Holzman the new six story apartment house at the southwest corner of Melrose avenue and 180th street on plot 100x49.

PROSPECT AVENUE.—F. A. Becker has bought a plot of about four lots at the southeast corner of Longwood and Prospect

avenues.
WESTCHESTER AVENUE.—James T. Meehan has resold the triangular plot, at the
junction of Westchester and Prospect
avenues, facing Longwood avenue, 295x
937938

avenues, Iacing Long words avenues, Iacing Long words a client from the Northwestern Realty Company the plot 120x100 on the north side of 186th street, 100 feet west of Prospect avenue.

140TH STREET.—isidor A. Wollheim has bought from the Northwestern Realty Company the plot 100x95 on the north side of 140th street, 200 feet east of St Ann's avenue.

Charles E. Duross and the Charles F. Noyes Company have leased to the H. Freedman Hat Company the fifth loft in the building at the function of Ninth avenue, Hudson and hirteenth streets.
Mrs. Julia Levy is the buyer of the north-est corner of Lenox avenue and 138th street.
P. J. Schweig & Co. have leased from the

plans for W. G. Pigueron two lofts in the new mercantile building now being erected at 28 West Fifteenth atreet to a large costume house; for J. B. Podesta, the store at No. 70 University place for a term of years, and the store at No. 20 East Eighth street, for L. A. Cuneo to the Breterman Fur Importing Company.

G. Tuoti & Co. have leased for H. J. Hardesty the four story tenements at Nos. 215 and 217 East 100th street, for five years, at an aggregate rental of \$11,000.

Sheldon B. Shaw of the firm of Richard V. Harnett & Co. has leased for Emms Raymond and Lena M. Stedman No. 386 Fifth avenue, a three story and basement dwelling, on lot 27.7x100, to the Singer Manufacturing Company for a term of years. The leasees will proceed at once to put up a building for their own occupancy.

Tucker, Speyers & Co. have leased for James Hennessey to Cowperthwait & Sons the entire building at No. 30 City Hall place for a term of years. For Edward C. Smith to the American Ice Company the entire building at Nos. 35, 37 and 39 Renwick street for a long term of years; for the Hawes Von Gal Hat Company to the Commercial Advertising Company the store at No. 188 Broadway; for Jesse C. Woodhull to Sterling & Le Doux the second floor at No. 35 and 37 West Thirty-first street; for William Flinn to John C. Graul the store at Nos. 257 Fifth avenue, and for George H. Richmond to Harold J. Gross a store in the Knickerbocker Trust Company Building at Thirty-fourth street and Fifth avenue.

Yesterday's Auction Sales. At No. 161 Broadway, 12 o'clock. A complete list of auctions scheduled for the ensuing week is printed every Sunday.]

BY L. J. PHILLIPS & CO.

BY I. J. PHILLIPS & CO.

Sixty-first street, No. 108, south side, 110.4
feet west of Ninth avenue, 40x100.5, six
story stone front flat; S. Altman vs. I. J.
Gallagher et al.; due on judgment, \$15,
080.19; subject to taxes, &c., \$118.44; to
Philip Sugarman

BY JOSEPH P. DAY.

Convent avenue, No. 150, northwest corner
148th street, 18.11x75, three story brick
dwelling; M. H. Rindskopf vs. Louis
Lewensohn et al.; due on judgment, \$21,
106.13; subject to taxes, &c., \$1.600, to
phe plaintif.

SYCHARLES A. BERRIAN.

BY CHARLES A. BERRIAN.

BY CHARLES A. BERRIAN.

Gun Hill road. south side, 14 feet east of Lowmede street, 36299, three story frame
tenement: Margaret Koepper vs. Mary
Weber et al.; subject to taxes, &c., 3600;
partition: to Isaac N. Hibberd.

Real Estate Transfers. DOWNTOWN. (South of Fourteenth st.)

[The letters q c stand for quit claim deed; b and s, for bargain and sale deed; c a g, for deed containing covenant against grantor only.] covenant against grantor only.]

Avenue D. n. w. cor. 6th. st. 22.9x52: Jacob Jacobowitz. to Adolph Raab. mige. \$20, 000.

Beckman st. 82-4, n. e. s. runs. s. c. 5.0 s. d. and st. 6th. st. 22.5x n. e. 12.5x n. e. 85.6x n. w. 47x s. w. 158.4 to beg: James Tatham et al. to United Lead Co, mige. \$50,000.

Water st. 457-56 s.s. runs. s. 160 to South at x. w. 40x n. 160x e. 40; Water st. 458-56. ss. 41.6x 160x 43.10x 160; the Paton, Cole & Burnham Co. to Jacob W. Jackson.

EAST BIDS.

(East of Fifth av. between Fourteenth and 110th. stg.)

Lexington av. 1700. w. s. 16.8x75; Mary Murtha to Margaret F. Murtha and ano, mitge. \$6.000.

51st. st. s. 180. w. 2d. av. 20x100.5; Henry Weigand to John McDonald.

24th st. n e s, \$25 s e 6th av. 25x98.9; John M Deemer to Annie G Deemer 40th st. ss. 241.8 e 8th av. 20.10x98.9; Charles W Moss. admr. to New Amsterdam Realty

82,000.

\$2,000.

\$2,000.

\$3,000.

\$4,000.

\$4,000.

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of Tinton avenue and 163d street, a plot 42x89, from Jacob Ott, through L. Reiter.

118TH STREET.—Apaham Silverson has sold to Annie D. Halderman Nos. 49 and 51 West 116th street, a six story apartment house, with stores, on plot 50x100.11.

247TH STREET.—The Fleischman Realty and Construction Company has sold the two five story apartment houses on plot 75x100 on the south side of 147th street, 275 feet west of Seventh avenue, from the plans, to Feis & Trovehlich.

NINETY-SEVENTH STREET.—W. H. Malcolm has sold No. 141 West Ninety-seventh street, a four story dwelling, on lot 18x100.8

FIFTEENTH STREET.—Charles E. Duross has sold No. 161 West Fifteenth street, a three story and basement dwelling.

AMSTERDAM AVENUE.—Charles T. Barney has sold the southwest corner of Amsterdam avenue and 139th tstreet, a plot 99.11x 100.

CEDEET.—Paul Halpin has sold for Henry W Mayo, referee, to Lavine G Meyer.

Meyer.

Park av. E. s e cor 185th at, 100x27; Florence A Goodsell to Harriet F Lockwood.

Prospect av. centre line 90 s Penfold av. runs c 164.2x s w 210.5x s 181.5; Agnes Bosche to Mercedes Boesche, 4 part.

Rider av. w s. 150 n 185th at, runs w 115x n 43x e 125x s 80; Leopold Hutter to Ludwig F D Schutte, mige 83.000.

Stebblins av. w s. 197.9 n Lyman pl. 24.9x - 170th at, cor Teller av. 29.7x - x - 2104.10; College av. e s. 25 n 171st st. 25x100; College av. e s. 90 s 171st st. 25x100; Gregorio st. e s. 250 n Home st. 25x100; Gregorio pl. Lorenzo to Lucla Albano, q c. mtge 83.565.

\$3.565.
Valentine av. n.s. 92.6 e 200th st. 25x100: Max. Just to Margaret Burkart. oc and Washington av. e.s. 480 s Fletcher st. 6.8x 11212.6 8x1121.1 Louie A Coleman to Benjamin Schoen, q.c. Same property: Ella A Cortelyou et al to Same, q.c. Webster av. 1975, w.s. 29.11x82.10x23.9x90.11; Joseph C Zauderer to Halman Fass, mtge \$14.000. Same, q. v. 1973, w. s. 29.11x82.10x23.9280.11;
Joseph C Zauderer to Kalman Fass, mige
\$14.000.

2.20 w Teller av, 20x115; William
E Diller to Christina C Cramer.

170th st. s. s. 8e Stebbins av, 20x125; William
E Diller to Christina C Cramer.

170th st. s. s. 8e Stebbins av, 20x235; Christiana A Sproeasig and ano to Martin J
Cregan, mige \$1.500.

194th st. 680 E. 18.2x2.4x18.5x81.8; William
H Wright to Regins F O'Brien, mige
\$3.500.

2. c. 8nd
Plot bounded by Boston Post rd, East Chester
landing rd, and land Mary E Havey:
George F Bertine to Leopold Hutter, q.c.
Lots 224, 225, 226, 278-282, map part Hun
estate, Van Nest station: Affred Loewin
to Edward J Cahlil
Parts lots 35-34, map Partridge and Craighead, 24th Ward; William F Simpson to
William H McBride, q. c.

Recorded Mortgages.

South of Fourteenth st (South of Fourteenth at)

(Where no interest is atsted read 5 per cent.)

8th av, \$42: Charles T Parks to Title Guarantee & Trust Co. due.

Front st. \$2: Nellie Cotter to Elizabeth S Smith, trustee; due Nov 1, 1907.

Prince st. 1834; Anna R Fink to Title Guarantee & Trust Co. all title.

2,000

Prince st. 49-51; Pasquale Lauria et al to Charlotte Hastorf, 5 yrs.

Same property; same to David Kidansky and ano, prior mige \$54,000, demand, 8 ner cent.

9,000

Same property; same to David Kidansky and ano, prior mige \$40.00, demand, 6 per cent... 198.212. n w cor Plit \$1, 86.47; Prank Hilman and ano to Jefferson Frank Hilman and ano to Jefferson Bank. 1 y.6 per cent... 126,000 Witer \$1, 457.56 also South \$1, 244.45, also Water \$1, 457.56, also South \$1, 282.88; Jacob W Jackson to Ambrose K Ely. 3 yrs. 4½ per cent... 282.89; yrs. 4½ per cent... 282.80 water \$1, 50.00 per cent... 282.80 look M Jackson to Ambrose K Ely. 3 yrs. 4½ per cent... 1.700 also W Jackson to Ely. 3 yrs. 4½ per cent... 1.700 also W Jackson to Ely. 3 yrs. 4½ per cent... 1.700 look of the per cent. WEST SIDE. 4.500

WEST SIDE. (West of Fifth as, between Fourteenth and 110th sts.)

(West of Fifth as, between Fourieenth and 110th sts.)

Columbus as, 885, a e cor 101st st; New Amsterdam Reality Co to American Mortgage
Co. 5 yrs. 4½ her cent
West End as, as cor 80th at; Charles W
West End as, as cor 80th at; Charles W
Frazier to Citizens Savings Bank, 1 yr.
6 per cent
to Lelly W Beresford, trustee, 6 yrs. 4½
per cent
21st and 22d sts; Herman Simon to Henry
Bierman, all title, installs, 6 per cent
18th st, n s, 258 w 5th av; Brogan Construction
Co to Brevoort Real Estate Co.
prior mige \$190,000, demand, 6 per cent
27th st, 445 W; Charles C Guiteau and ano
to Daniel Levy, prior mige \$18,500, installs,
6 sper cent

New Amsterdam Reality Co.

13,000

7.000

to Daniel Lev.

6 per cent.

6 the st. 252 W; New Amsterdam Realty Co
to Myron S Falk, 3 yrs.

6th st. 214 W; Kate Bissell to Title Guarantee & Trust Co. due — per cent.

64th st. 18 W. Jean Burger to Lawyers
Title Insurance Co. 2 yrs. 61g per cent.

Plans Filed for Alterations. MANHATTAN AND THE BRONX.
[185th st. 204-08 W; three five story flats; Schmeldler & Bachrach, 115 Broadway, owners; M Zipkes, 21 Park row, architect; cost. CITY BEAL ESTATE.

MORTGAGE INVESTMENTS

THE NEW WAY

A legal opinion without guarantee against defects.

THE OLD WAY

CITY REAL ESTATE.

\$8,000,000

TO GUARANTEE PRINCIPAL AND INTEREST.

An appraiser's epinion on the property — SUBJECT, HOW-EVER, to mistakes of judgment, changes of value, etc.

TO GUARANTEE A GOOD TITLE. \$4,000,000

LAWYERS' TITLE INS. CO., 37 Liberty St. Combined \$12,000,000

J. ROMAINE BROWN. ROMAINE BROWN & CO.

Brokers, Agents, Appraisers,
No. 58 WEST SAD STREET.
NORTHEAST CORNER BROADWAY
Telephone, No. 381—38th.
Washington Reights Property a Specialty. \$ \$200,000 to \$300,000 MONEY 55% Valuation, Amounts to Suit

Hugart, due May 1, 1907, 4½ per cent.

MARLEM.

(Manhatian Island, north of 110th st.)
Lebox av. w s. 40 s 144th st; Walter J Cohn
to Title insurance Co. 2 miges, due March
1, 1906, each.
Lenox av. w s. 40 n 143d st; same to same,
due March 1, 1906
Lenox av. n w cor 143d st; same to same,
due March 1, 1906 this is same to same,
due March 1, 1908.

Lenox av. s w cor 144th st; same to same,
due March 1, 1908

143d st, n s. 100 w Lenox av; same to same,
due March 1, 1908 due March 1: 100 w Lenox av. same to same, due March 1: 1006.

144th st. ss.: 100 w Lenox av. same to same, due March 1: 1006.

Lexington av. 1833-41, s e cor. 114th st. Thomas J Moran and ano to Bustuess Men's Realty Co., due April 10, 1906, 6 per ceni.

Thomas J Moran and ano to Business Men's Realty Co., due April 10, 1906. 6 per cent. 13,500

112th st, n.s. 100 w Broadway; Trood Realty Co to Realty Operating Co. demand 6 per cent. 2,500

116th st, 123 E: Gussle Englander to George H Rosenthal, Installa, 6 per cent. 7,000

137th st, 23S W; Richard Weghtman, Jr, to Alexander B Coxe and ano, trustees, 3 yrs. 16,000

148th st, 146 W; Katherine V Brennan to Title Guarantee & Trust Co. due — per cent. 10,000

149th st, n.s. 206 e Broadway; also 149th st, n.s. 205 e Broadway; Thomas C Edgar and ano to Alphonse Hogenauer et al., due April 18, 1906. 11,700

144th st, s. 3, 100 w Lenox av; Henry Arnstein to Waiter J Cohn, prior mtges \$12,500, due March 1, 1906. 6 per cent. 1,000

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1,000 per cent.

Lenox av. w s. 79.11, s 144th st; same to same, prior mige \$21.800, due March I. 1906, 6 per cent. per cent.

Lenox av. s w cor 144th st; same to same,
prior mige \$26,500, due March 1, 1906, 6
per cent.

15d st, n s, 300 w 7th av. old line; Joseph
Islar to Katle Dooley, 2 yrs, correction Instant to Raite Pooley, 2 yrs, contenting mige.

149th st, n s, 200 e Broadway; also 149th st, n s, 225 e Broadway; Thomas C Edgar and ano to Alphonse Hogenauer, due April 18, 1806, 5 per cent.

187th st. s, 125 w 11th av; Sarah Downey to Title Guarantee and Trust Co.

5,500

6,500

8,500 1.500

\$100

Title Guarantee and Trust Co.

BRONK.

(Borough of The Bronz.)

Arthur av. e.s., 467 s from road from West Farms to Fordiam; Conrad Zeller to John Hosesbohm, due Feb 1, 1906, 4 per cent.

Battgate av. w s. 67.3 s 183d st; George Munk to Jane Morris. 3 yrs.

Bristow st. w s. 150 n Jennings st; also all title to plot beginning at ns. 1611, block 420, map Charlotte F Trowbridge; George J Staab to Margaret M Budd. 3 yrs.

Green lane, s w s. 579.3 s c Castle Hill av. Gugitelmo Fonzo to Albert Bunker, due Oot 1, 1904, 6 per cent.

Summit av. w s. 461.2 s 185th st; Joseph H Jones to Annie A Colgate, 2 miges, 3 yrs, each. Jones to Annie A Colgate, 2 mtges, 5 yrs, each.

Webster av. 1973; Kalman Pass to Joseph C Zauderer, 5 yrs, 6 per cent.

Woodruff av. n e s. w 15 lot 66 map Pair mount, upper Morrisania; Josiah Jones to Charles H Beekman, subtrustee, 2 yrs., 130th st. 612 E; Helena Eberhardt to German Savings Bank, 1 yr, 44, per cent.

162d st. n s. 220 w Teller av; Christiau C Cramer to William H Stellnkamp, 3 yrs.

169th st. 1044 E; John Zellweger to Rudolph J H Maier, prior mtge \$4,000, 3 yrs.

169th st., s w s. at n a 167th st; Charles W Cellahan to Louis Silberman, prior mtge \$12,000, due March 1, 1907.

194th st. 660 E; Regina F O Brien to William H Wright, prior mtge \$2,000, 3 yrs.

207d st. n s. 112.10 w Briggs av; David De Venny Jr, to John S Huyler, 2 yrs.

Lot 7 map 250 lots Thompson-Rose estate; Angelo Zerbarint to Alexander Thompson, due Nov 1, 1606. Angelo Zerbarini to Alexander Thompson, due Nov 1, 1909.

Lot 443 map section A Vyse estate; Albert Thoms to Manhattan Mortgage Co. due April 1, 1905. 8 per cent.

Lots 70 and 71 map Kingsland estate; Stephen Brambach to Manhattan Mortgage Co. 8 yrs.

Lots 224, 225, 279 to 282 map portion Hunt estate; Edwin J Cahill to Alfred Loweth.

Mechanics' Liens.

Mechanics' Liens.

Columbus av. s. s. 50 e Van Beuren st. 25x100;
Henry O Silleck. Jr. vs Richard Roesster
and ano.

6th st. 207-09 W; C F William Reiss vs Mrs.
Gorman.

6th st. 550 W; Washington Hydraulic Press
Brick Co vs A MoGirr and ano.

158d st. s. s. 125 e Broadway, 16.5x40; Glovanni
Sevalt vs Washington Heights Evangelist
Lutheran Church.

12th st. 718 E; Otto L Spannhake vs Martin
Schwarzier.

Schwarzier.

Schwarzier.

Selmont av. 2141-43; William Isaac's Sons vs
Heifenberg & Kreizkegal.

Valentine av. 2448; John Stahl vs Charles H
Collins and ano.

Aqueduct av. s e cor Clinton pl. 183x218x
Irreg: Sebastiano Nardillo vs George Lynn
Clinton st. 28; Samuel Samet and ano vs Jacob
Sarchan.

108th st. 70 W; Same vs John Adams. Sarchan.
108th st. 70 W: same vs John Adams.
Rivington st. 5; same vs Sigmund Schnee.
129th st. 4-8 and 46-50 W: John C Brennan
vs Schriener Construction Co.

Lis Pendens.

Bank st. n s. 289.5 w Greenwich st. 20.7x85: Angle L Kohler vs Louis F Kohler et al (dower right in 1-7 part); atiys. Hackeit & W. Perry st. 63-66: Louis Kotzen vs Hyman B Goldberg and ano (to set aside deed); atty. L & I J Joseph. Joseph.

74th st. 817 E: Joseph R Scheinberg and ano va Julius Shweltzer (specific performance); atty, S Wolbarat.

Foreclosure Sults. 4th st. 313-19 E: State Bank vs Nathan Feldman et al: attys. JJ & A Lyons. Valentine av, 2448; John Stahl vs Charles H Col-ilns and ano; atty, E L Barnard. Plans Filed for New Buildings

BOROUGH OF MANHATTAN.

118th st. a s. 140 c Park av: basement story of four story school to be used as chapel temporarily; St Paul's R C Church. 121 E. 117th st. owner; Neville & Bagge, 217 W 125th st. architects; cost.

114th st. s s. 135 c Riverside Drive; temporary one story workshop; Palermo \$12,00 porary one story workshop; Palermo Brothers, Incorporated, 557 W 183d st, owners; Schwartz & Gross. 85 W 21st st. architects; cost....

architects; cost...

BOROUGH OF THE BRONX.

137th st. n s. 175 e Alexander av; four story academy; Ursuline Convent. Bedford Park, owner; Arthur Arctander. 520

Wills av, architect (substitute plans);

AN INVESTOR'S CATECHISM.

Q.—How are valuations of real estate obtained?

A.—Fom two sources. 1st, by figuring separately the value of the land (from average sales) and of the buildings (from current prices), and, 2d, by capitalizing the income at current rates.

Q.—What are the dimcultles of the individual investor at this point?

A.—Lack of knowledge of sales, leases, and mortgages of surrounding property; inability to obtain exact facts as to rents and expenses, and lack of experience to correctly figure capitalization rates and judge property.

Q.—How do those in the mortgage business cover these points?

A.—The Lawyers Mortgage Company enters on large atlases every sale, lease, and mortgage made in New York and Brooklyn; its real estate experts and architects appraise the value of land and buildings; its examiners ascertain the facts as to income and expenses, and its officers pass upon the moral and financial strength of all bondsmen.

[To be continued.]

[To be continued.] LAWYERS MORTGAGE COMPANY Capital & Surplus, \$4,000,000

12 Court Street, 47 Liberty Street NEW YORK. BROOKLYN. **FOR SALE**

At Attractive Prices and on Liberal Terms Properties Acquired by Foreclosure. 161st Street West, near the Boulevard; Six 4-story American Basement Dwellings

Edgecombe Avenue and 137th St., 3-story and Basement, Modern Dwelling Broome Street, two 7-story store

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PLOTS and LOTS, LARGE or SMALL, suitable
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Opportunity seldom offered.
P. S.—For details see our advertisement in
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Horace S. Ely & Co. REAL ESTATE,

21 Liberty St. 27 W. 30th St. A.—HOUSE OF STONE, with modern Improve ments; cost \$50,000 to build; plot 200x375 feet; near Jerome av., Yonkers; will sacrifice for \$17.500 cash; no trades. DANIEL C. WHEARTY, 1286 Broadway, New York city.

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BETTER THAN BANKS ceause safer and ten times more profit-ble is money invested in the modern town ite, with all city improvements. ONLY HALF HOUR FROM HERALD.

EAST ELMHURST, L. I. t shore front property in New York Beautiful Flushing Bay Lots \$375 upward, on easy monthly pay-nents. THE MILLIONS now being spent or tunnels and bridges will make enormous routs for buyers at the present ridiculously SEND FOR CIRCULAR AND VIEWS BANKERS LAND & MORTGAGE CORP., 857 MANHATTAN AVE., BROOKLYN, 70 reach East Elmhurst, L. L. from New York, take 54th or 92d st. ferry, take trolley marked Flushing via Jackson av., ride 20 minutes to De Witt st., walk two blocks to Astoria and Flushing Road.

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MODEL COTTAGES,

To Order or Ready Built,

For one or two families.

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WOODHAVEN AVE., Near Jamaica Ave.,

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Telephone 236 Richmond Hill. SELECT APARTMENTS.

BELOW 14TH ST., WEST SIDE. UNADILLA, 128 West 11th st.; select block.
Very desirable high-class Apartments, six and seven rooms and bath; most modernly equipped: telephone in each apartment; first-class service.

RENTS \$720 TO \$840

One Apartment first floor for \$600.

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ABOVE 14TH ST., WEST SIDE. THE HILLCREST.
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9 rooms from \$1,500 upwards CITY REAL ESTATE

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Folks have said that we were over-building when fifty two-family houses were under way. It looked so. But we have sold about one-third of them before completion. People appreciate a good house. That's the reason they sell. KINGSTON REALTY CO., Eastern Parkway & Kingston Ave.

\$6.750—New departure one family houses, two story and extension, stone fronts; entirely new ideas; only few left; 50 built in last six months; elecant neighborhood; cannot positively be duplicated for same money. St. John's pl., next Bedierd av. OTTO SINGER, Builder. ON BEAUTIFUL EASTERN PARKWAY.

between Brooklyn and Kingston avs., two-fami houses: location and buildings unsurpassed. THOS. H. FRASER, Owner and Builder. BEAUTIFUL FLATBUSH LOTS. \$250. Any terms; near park and cars; positively half value. EXECUTIVE, 848 Flatbush av., Brooklyn.

ESTATES MANAGED.
REAL ESTATE
BOUGHT, SOLD, EXCHANGED.
WILLIAM F. RICHTER, 1701 FULTON ST.

\$4,700—HALSEY ST., NEAR BUSHWICK AV.— 2-story and basement two-family; 15 rooms and two baths; 3 sets improvements; easy terms; 20x50x 100. ROBERT JOHNSON, 44 REID AV.

\$7,800—Two family houses, stone fronts, two story and basement; most complete for price in Greater City of New York. Sterling pl., near Beaford av. OTTO SINGER, Builder. NEW TWO-FAMILY STONE HOUSE, \$51 4th st.

\$8,500; cheapest on Park Slope; convenient to 5th av. "L" cars; open afternoons. JOHN M. HAL-STEAD, 222 Nevins st., Brooklyn. A DESIRABLE MODERN RESIDENCE, one block from main entrance Prospect Park; 13 rooms steam heat. Room 506, 367 Fulton st., Brooklyn

\$5,500—DECATUR ST., 9-room stone dwelling rare opportunity. KETCHAM BROS., 129 Ralph av

SELECT APARTMENTS. BOROUGH OF BROOKLYN.

NOW OPEN AND READY FOR OCCUPANCY. Brooklyn's finest and newest housekeeping.
Apartments in exclusive St. Mark's section, where
Elitedom reigns, 8 light, large alry rooms, conveniently arranged, butler's pantry, tiled bathrooms, extra servant's bath and tollet, steam heated,
but water, a gas and coal range in kitchen, gas and
electric lights, exquisite decorations, elegant hardwood floors. Reintal \$720.00 to \$900.00 per annum.
Leases are now being made from October ist, 1904.
Apply on premises, Park Place and Nostrand Ave.
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ALGONQUIN AND IROQUOIS. Prospect Park West, corner of 8th St. The most modern apartment houses in Brooklyn; everlooking Frospect Park and New York Bay: containing 7 and 8 rooms, electric lights, telephone service, steam heated, tiled kitchen and bath, parquet Boors, butler's panty, servants' baths, hardwood trim, all-night elevator service; rent, 466 up. SUPERINTENDENT on premises take Smith st. or Vanderbilt av. cars.

DWELLING HOUSES TO LET.

FOR RENT **New American**

Basement Dwellings Absolutely Firepreof

NOS. 22 to 52 W. 74TH ST. No residences have ever been offered for rental in New York City comparing with

these in construction, equipment, appoint They have been designed and built with the careful attention to details of construction given only to the highest class houses built for private ownership.

Size 25x85x102.2. FIVE STORIES IN HEIGHT.

These houses are ready for inspection.

CARETAKER AT NO. 36 WEST 74TH ST. For particulars inquire of CLARK ESTATE Corner of 87th St., No. 2381 B'way.

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THE PATTERSON

APARTMENT HOTEL. 58 WEST 47TH ST.

A modern hotel, with strictly first-class service and cuisine. catering to family custom only. A few desirable Apartments to rent.

American plan. A. J. PATTERSON.

1—ELEGANTLY FURNISHED APARTMENTS, private bath, meals, \$17 weekly; for two, \$25 weekly. VAN RENSSELAER, 19 East 11th, near 5th av. ST. GEORGE, Brooklyn Heights—Family hotel; 12 minutes from City Hall, New York. Write for Booklet.

REAL ESTATE AT AUCTION. BY J. E. CONANT & CO., Auctioneers, office, Lowell, Mass., on October 27th, one o'clock noon, the Hermitage and Wildwood Park, the country cstate of the late A. Swan Brown of New York. Descriptive bookiet, fully illustrated with views and map, will be mailed upon application at the office of Auctioneers, where all inquiries should be wade.

REAL ESTATE-OUT OF THE CITY LONG ISLAND-SALE OR RENT. THE ROCKAWAY PARK IMPROVEMENT CO.-Lots and sites for sale. 192 B'way, city.

NEW JERSEY-SALE OR RENT.

TO LET Furnished apartment four rooms and bath; light housekeeping. Address B. H., 10 High land av., Summit, N. J. MISCELLANEOUS. FOR SALE—Beautiful Elk Lake in the Moosle Mountains, Pennsylvania, 1,300 feet above tide: 250 acres of water, sand bottom, spring-feed, fine bathing, fishing, etc.: four and one-half hours from New York via Eric R. R.; two miles from R. R.; ideal summer place for club, private or public purposes. Address P. O. box 581; Honesdale, p.

FARM, 137 ACRES, \$1,800. WRITE FOR DE-cription. G. H. WEST, Ballston Spa., N. V. COUNTRY REAL ESTATE—SALE OR RENT.

CRESTWOOD.

HALF AN HOUR OUT ON HARLEM ROAD,
THE REAL ESTATE HIT OF 1904.
20 PER CENT. ADVANCE,
which will take effect next spring; make your sejection of a home site now. For cash or on easy
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THE WATSON REALTY CO.,
Telephone 2082—38th St. 12 East 42d St. Telephone 2082—38th St. 12 East 42d St.

\$685 BUYS 6 ROOM COTTAGE 4 miles from New
York; two railroads and trolleys; \$100 down, baiance \$7 monthly. Call JEWELER, 558 Hudson st.,
corner 11th; also evenings. APARTMENT HOTELS.

APARTMENT HOTELS.

OWING TO THE ADVANCE OF THE SEASON the remaining apartments in the

MARQUIS

12, 14, 16 EAST 31st ST.

(A few doors from 5th Ave.), THE MOST SUMPTUOUSLY APPOINTED

Apartment Hotel in New York, are offered at

LOWER RENTS

than any similar accommodations in this city.

2. 3 and 5 Room Suites

with large bay windows and an unobstructed outlook up and down Fifth Ave. Rooms not excelled anywhere in size and apointments. Restaurant on the European plan, with the very finest service and cuisine.

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anneal especially to the highest resthetic taste of the musician and art-lever

AND 68 WEST 125TH STREET, NEW YORK.

for list.

FOR SALE.

No Servant Objects to Using HUSTLER" ASH SIFTER No dust or dirt Galvar Fits flour or iron barrel. The cinders are excellent for banking fires at night. If not found at the hard-ware store, pe ized iron. ostal us for catalog 33. HILL DRYER CO.

321 Park Ave., Worcester, Mass. SAFES "New and second hand, of all kinds and makes; safes bought, exchanged and repaired. YORK SAFE & LOCK CO., former, J. M. Mossman, 72 Maiden Lane. Tel. 1423 John.

Billiard and Pool tables, solidly made; high grade goods. Light-ning, accurate, durable cushions. Decker, est. 1850, 105 East 9th st.

HELP WANTED-FEMALE. WANTED—A young English woman, well born, well educated and experienced, to care for two children, under four years, where nurse is kept; salary, 480; Philadelphia suburbs. Address P. O. box No. 1, Willow Grove P. O., Pa.

WANTED-A young woman as salesiady.
HOPE, 41 Nassau st.

HELP WANTED-MALE. ENGINEER WANTED, with first-class certificate, in manufacturing plant. Address, giving age references and salary expected, P. O. box 86, Madison Square.

LINOTYPE OPERATORS WANTED—Non-union; state qualifications and wages; good salary to first lass men. Address "LINOTYPE," box 116 Sun MAN HUNTING IS OUR BUSINESS.
If you are competent to fill a strictly high grade
position call or write.
HAPGOODS (Inc.), suite 508, 309 Broadway, N. Y.

WANTED Man to do clockwork, engraving and jewelry repairing in a retail store and factory in a Connecticut city; must be sober, capable and have good references. Call Tuesday, between 12 and 4 o'clock, at Room 205, 170 Broadway. WANTED-Wood engravers; steady work all tone to HAWTIN ENGRAVING COMPANY, 147 5th av., Chicago, Illinois.

SITUATIONS WANTED-FEMALE. FIRST-CLASS HELP at Miss Larson's employ-cent office, 33 West 24th st. Telephone 3044 Madi-

STENOGRAPHER: operates all standard type-writers; good grammarian and speller, moderate salary; some experience. Address COMPRIENT, 248 Ryerson st., Brooklyn, N. Y.

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GOLDFIELD TONOPAH.

WONDERFUL CAMPS will be sent free on application TREVOR LEWIS. P. O. Box 700, New York City. GUARANTEE 7 PER CENT. ON INVESTMENT

to party purchasing a limited amount of preferred stock at \$50 per share of large, well known corpora-tion of highest possible standing, owning modern equipped plant, one of the finest of tis kind in Amer-ica, valued at \$2,000,000; output \$100,000 monthly; situated close to Philadelphia, Pa.; investors in-restigating this will find it a chance of a lifetime; nothing safer open for investment. For further details apply to McDONALD-WIGGINS CO., 257 Broadway. \$100 PER SHARE—A limited amount of stock for sale by large manufacturing company with very flattering outlook, now selling goods to the argest dealers in New York city and elsewhere; sest of references furnished. Full particulars on McDONALD WIGGINS CO., 257 Broadway. \$10,000 Party investing that amount secures good position with liberal salary: first class se-curity: references furnished and required. Ap-

in an exceptionally good paying contracting business. G. A. ROSS, Hotel Imperial, New York city MORTGAGE LOANS

McDONALD WIGGINS CO., 257 Broadway. A YOUNG MAN, 10 years' experience, wishes to sociate himself with a man able to invest \$10,000

PRIVATE FUNDS TO LOAN on New York City real estate. G. M. HUBBARD, 150 Nassau st. APARTMENTS TO LET-FURNISHED. FROM BATTERY TO 14TH ST., INCLU-SIVE.

1-ELEGANTLY FURNISHED APARTMENTS, private bath, meals, \$17 weekly; for two, \$25 weekly. VAN RENSSELAER 19 East 11th, near 5th av.

NO EXTRA CHARGE FOR IT. Advertisements for The Sua and Evening Sun may be left at any American District Messenger Office in the city until 9 P. M.

Weber Pianos The Weber Piano Company has on

hand a large number of slightly used instruments of other makes taken in exchange for Webers. These exchanged instruments will be sold at low prices, and on easy

Special low rates on annual tuning con-Weber Pianos may be rented for any period.

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Weber Piano Company RENTING YOU CAN ASSECT FOR THE LUPRIGHTS. PIANOS many of them new;
dainty in design, exquisite in tone. Standard
makes at bargain prices.

JAMES & HOLMSTROM, 23 East 14th St. THE PIANOTIST

The Oldest, Simplest and Best Self-Playing Plane. Foot Treadle or Electricity. Rectical daily. WAREROOMS, 123 Fifth av., near 18th st.

\$110 His WEEK BARGAINS. Slightly Used Uprights. BIDDLE'S, West BIDDLE'S, 128th St. RELIABLE CONNOR PIANOS for sale or reat; asy terms. Catalogue free. 4 East 42d,

LEGAL NOTICES.

NEW YORK SUPREME COURT. NEW YORK COUNTY. JOSEPH WALKER, Plainuff,

DAVID H. COLES, Defendant. TO THE ABOVE NAMED DEFENDANT:
YOU ARE HEREBY SUMMONED to answer the
your answer on the plaintiff's attorney within
twenty days after the service of this summons,
exclusive of the day of service, and in case of your
failure to appear or answer, judgment will be taken
against you, by default, for the relief demanded in
the complaint.

Dated New York, October 6th, 1904.

JACOB HALSTEAD,
Attorney for Plaintiff.

JACOB HALSTEAD,
Attorney for Plaintiff.

Office and Post Office Address, 76 William street,
Borough of Manhattan, New York City.
To the above named defendant, David H. Coles:
Take notice, that the foregoing summons is served
upon you by publication pursuant to an order of
the Hon. Edward E. McCall, a Justice of the Supreme Court of the State of New York, dated the
20th day of October, one thousand nine hundred
and four, and filed with the complaint in the office
of the clerk of the County of New York, at the County
Court House in the Borough of Manhattan, City
of New York, on the 20th day of October one thousand nine hundred and four.
Dated New York, October 20, 1904.
Attorney for Plaintiff.
Office and Post Office Address, 76 William street,
Borough of Manhattan, City of New York.

The First National Bank of Lynn, locased as

The First National Bank of Lynn, located at Lynn, in the State of Massachusetts, is closing its affairs. All note holders and other creditors of the association are therefore hereby notified to present the notes and other claims for payment.

Dated, Lynn, Mass., August 30, 1904.

MICAJAR P. CLOUGH, Prest.

FURNISHED ROOMS TO LET. East Side.

43D ST., 15 EAST—Opposite Hotel Manhatten Large room with private bath; amail room telephone. 44TH ST., 212 WEST-Doctor's office; other rooms; telephone; all conveniences; gentlemen; private family; refined surroundings.

BOARDERS WANTED.

East Side. 1-ELEGANTLY FURNISHED APARTMENTS, private bath, meals, \$17 weekly; for two, \$25 weekly, VAN RENSSELAER, 19 East 11th, near 5th av.

ATTRACTIVE SUITES, single rooms, with and without board; all locations; dectors' offices; references. LELAND BOARD DIRECTORY, 2 West 33d st.

West Side.

WANTED TO PURCHASE. Wanted to purchase, for cash, a complete second-hand cableway, 600 feet span, load 2 to 4 tons; state price 1. o. b. car New York, with and without wire cables and boiler; give particulars of engine, J. B., box 120 Sun office.

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DAVIS & BRIGHT, Real Estate and House caning Agency, 1007 B'way. Tel. 6291 J-36. MEDICAL. QUICKEST PERMANENT CURE in diseases

of men; dangerous cases solicited; relief at once; those desiring only first-class scientific treatment should call. The leading specialist, Dr. BONSCHUR 141 West 21st st. Hours 9-3 and 6-9; Sundays 10-12

